

Chadds Ford Homeowner's Association Procedures, Guidelines, and Rules

When making the decision to invest in a home within a deed restricted community association, purchasers understand they are accepting more than just physical property. In conjunction with the purchase, new Owners agree to abide by the restrictions detailed in the Association's governing documents which include the Declaration of Covenants, Easements, and Restrictions for Chadds Ford Settlement Subdivision, the Bylaws, and any Rules and Regulations that the Board of Directors adopts from time to time. Most Owners understand this basic principal, and while reasonable minds may differ on what restrictions are important or fair, most abide by the procedures and restrictions knowing that they are based on the "best interests of the community". With these ideas in mind, the Board of Directors has formulated a "Procedures, Guidelines, and Rules" Document that includes the following sections.

1. Architectural Review Procedure (requesting approval of changes/improvements to Residences and Sublots)
2. Resident Complaint Procedure
3. Enforcement Procedure
4. Fees, Liens, and Cost of Collection Procedures
5. General Information
6. Owner Responsibilities
7. Landscaping Guidelines
8. Leasing or Renting a Property
9. Parking/Motor Vehicles Guidelines
10. Pet Rules
11. Sign Guidelines
12. Trash Removal Rules

1. Architectural Review Procedure

To maintain the architectural character of Chadds Ford, any additions, improvements or alterations of any kind are prohibited to the exterior of individual Residences, including landscaping without the prior written consent of the Architectural Review Committee. (Section 4 of Declaration)

Review of architectural and landscape change requests, submitted by an Owner will be in accordance with the following procedure and within the parameters listed below.

- A written request must be submitted to the Chairman of the ARC which must include two detailed drawings and specific information regarding the request and must show the Owner's Sublot lines and Residence when relevant to the request.
- The ARC may request additional information.
- The ARC will notify the Owner in writing of approval or denial of the request within one month from the date of submission after all information is received.
- Work is prohibited to begin without receiving the ARC's prior written approval.
- Approval is also necessary for replacement or repair of any building or structure if it differs in any way from the original structure or landscape. This would include color changes. (Example: color change of door, shutters, siding, roofing, etc.)
- Owners are responsible for any damage to Common Elements or a neighbor's property that occurs due to the installation process.
- The ARC may waive detailed drawings for simple changes. Email may be used to communicate a request. Any ARC request for information will be proportional and congruent to the complexity of the project.

